

# City Centre Office Building Oxford

16 Beaumont Street, Oxford, OX1 2LZ



**TO LET:**  
**Approx. 2,409 sq ft (223.8 sqm)**

Your attention is drawn to the important notice at the end of the text.

## Location

Beaumont Street is regarded as the principal office location in the city centre and is home to many of Oxford's best known businesses as well as the Playhouse Theatre The Ashmolean Museum and Randolph Hotel.

The street is ideally situated close to Oxford city centre's retail and leisure facilities and restaurants in Jericho.

16 Beaumont Street is on the south side of the street in a Conservation Area diagonally opposite St. John Street and has its own parking.

## Building

This five storey building is arranged in a typical period layout with the majority of the office space in good sized rooms, with a board room at first floor and storage on the lower ground floor.

The net internal floor areas are approximately as follows:-

Third floor offices	227 sq ft
Second floor offices	525 sq ft
First floor offices	593 sq ft
Ground floor offices	485 sq ft
Lower ground	579 sq ft
<b>Total</b>	<b>2,409 sq ft</b>

## Amenities

- Electric Heating currently
- Good natural light
- Period features
- Rear Garden
- 2 Car parking spaces

## Rent

£82,500 per annum exclusive of outgoing.

## VAT

We have been informed that VAT is not payable on the rent.

## Rates

2017 RV £33,250 - Building  
2 parking spaces  
2017 RV £4000

## Service Charge

N/A

## Lease Terms

The property is available as a whole on an internal repairing and insuring lease for a term of years to be agreed.

## EPC

TBA.

## Legal Costs

Each party is to be responsible for their own legal costs

## Viewings

By prior appointment with the sole letting agents:-



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